

White Horse Close, Huntington, York

£365,000

Stephensons
estate agents & chartered surveyors

White Horse Close, York YO32 9GH

Est. 1871

£365,000

An exceptional family home located in the lovely village of Huntington. This would be an ideal first time purchase or a fantastic next step on the ladder. Available for immediate viewing.

Picture the school run without the stress, Saturday mornings with nowhere to be, and a garden that's all yours at the end of a busy week. This extended three-bedroom semi in Huntington is a home with room to grow into, and it's ready for its next family to move straight in and get on with life.

The heart of the house is the kitchen at the front, fully refurbished by the current owners and equipped with everything you'd want, so cooking here is a pleasure rather than a chore. From there, the large living room with its warm wooden flooring flows into a spacious extended dining room. It's the sort of layout that works for a quiet night in, a noisy Sunday roast, or a birthday with the whole family round the table. The owners have even had plans drawn up for a further extension to the rear, so if you want more space, the groundwork is already done (just ask us for a copy).

Upstairs, the first floor is calm and easy to live in. There's a sleek modern bathroom, installed only a couple of years ago and kept immaculate, and two genuinely generous double bedrooms. Climb to the top of the house and you'll find the principal bedroom, which is a real retreat. The dormer







Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 2000* Mbps download speed
EPC Rating: C
Council Tax: C - City of York
Current Planning Permission: No current valid planning permissions.

*This is according to a leading broadband site, and should not be relied upon as fact. Please do your own research beforehand.











extension floods it with natural light, and your own three-piece en suite shower room means mornings can start at your own pace.

Outside, the garden is mostly lawn and wonderfully private, perfect for children's games, summer barbecues or simply a coffee in peace. The attached garage is fully powered, so it can handle bikes, tools, hobbies and everything else that tends to pile up in a busy home.

Then there's Huntington itself, a village that gives you space to breathe without taking you away from the city. It's close enough to enjoy everything York has to offer, while keeping the ease and community feel of an established suburban village. Day to day, you'll find a post office, shops, a pharmacy, a doctor's surgery, a hairdresser, a library and a frequent bus into the city centre all on your doorstep, and well-loved local pubs for those evenings when you'd rather stroll than drive. Monks Cross and Vangarde shopping parks are close by for the bigger shop, a bite to eat or a bit of retail therapy, and the ring road is within earshot, which makes getting around York and beyond quick and simple. Families will also appreciate the choice of well-regarded primary schools and Huntington School, a large, established secondary in the village.

Our sellers have found a home they're keen to move on to, so they're welcoming immediate viewings. Come and see how well this house could work for you. Call Stephensons on 01904809900 to arrange a time.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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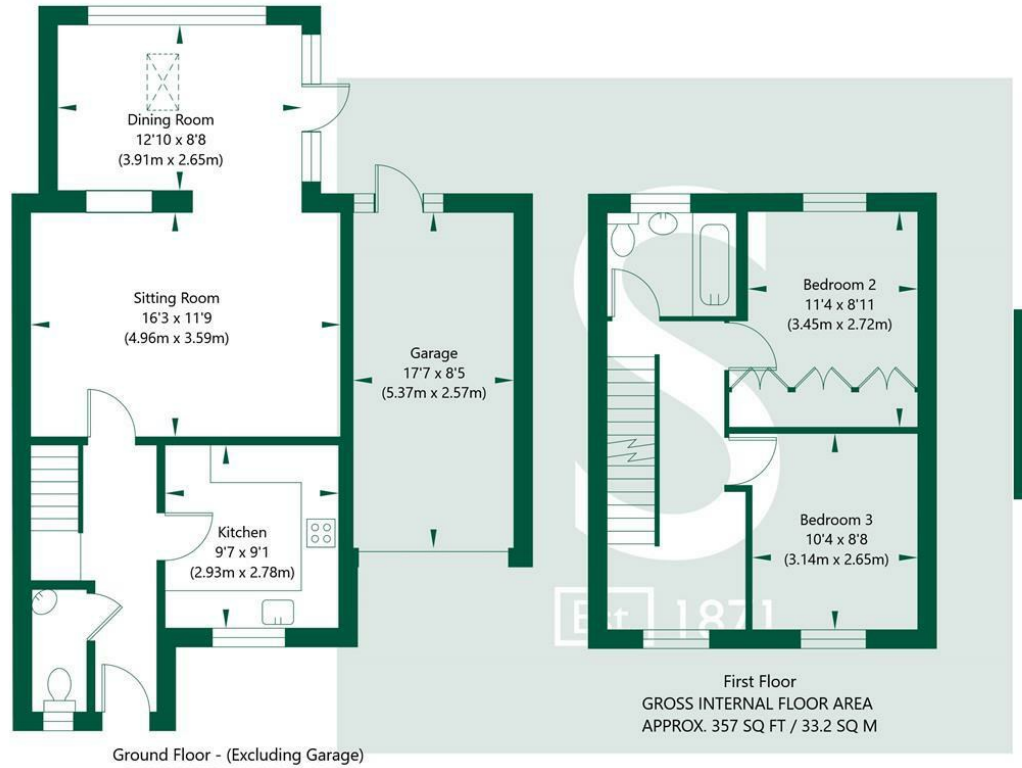
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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 509 SQ FT / 47.29 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 357 SQ FT / 33.2 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 209 SQ FT / 19.42 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1075 SQ FT / 99.91 SQ M (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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